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GREENVILLE
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MORTGAGE

BOOK 1605 PAGE 345

THIS MORTGAGE is made this 20th day of May 1983, between the Mortgagor, CHARLES B. JONES, JR. AND LOLA W. JONES (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Two Hundred and No/100 (\$5,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1988

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

All that piece, parcel or lot of land lying, being situate on the North side of Highland Drive, in Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 2-A of the W. Dennis Smith property as shown on plat prepared by H. S. Brockman, R.L.S., dated June 21, 1971, and which plat will be recorded in the R.M.C. Office for said County, in Plat Book SSS, Page 434 and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Highland Drive at a joint corner of Lots Nos. 2-A and 2-B as shown on said plat, and running thence with the North side of said drive S. 69-15 E., 189 feet to an old iron pin; thence N. 3-00 E., 177 feet to an old iron pin; thence N. 77-00 W., 140 feet to an iron pin at the joint rear corner of said two lots; thence with the joint property line of said two lots S. 19-25 W., 150 feet to the beginning point.

This is the same property conveyed to Charles B. Jones and Joan O. Jones by deed of John William Hughes and Beth B. Hughes recorded in the R.M.C. Office for Greenville County on July 2, 1975, in Deed Book 1020, Page 747. Joan O. Belcher (formerly Joan O. Jones) conveyed her one-half interest in and to the subject property to Charles B. Jones, Jr. by deed recorded in the R.M.C. Office for Greenville County on May 27, 1983, in Deed Book 1188, Page 977. Charles B. Jones, Jr. conveyed a one-half interest in to property to Lola W. Jones by deed recorded in the R.M.C. Office for Greenville County on May 29, 1983, in Deed Book 1188, Page 978.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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which has the address of 218. Highland Drive Greer, South Carolina 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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